

## **SECTION 3-300 R-3S RESIDENTIAL-SPECIAL**

### **3-301 INTENT**

**THIS DISTRICT IS AN OBSOLETE ZONE DISTRICT. SEE SECTION 1-502 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.**

Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

### **3-302 PERMITTED USE**

- A. Single-family dwelling unit.
- B. Type A Group Home.

### **3-303 ACCESSORY USES**

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation.
- C. See 12-1100 - Commercial Mobile Radio Facilities.
- D. There shall be a maximum combination of three (3) pets.

### **3-304 SPECIAL EXCEPTION USES**

- A. Barber shop.
- B. Beauty shop.
- C. Ceramics shop.
- D. Small wind energy conversion system.

### **3-305 USE BY SPECIAL REVIEW**

- A. Type B Group home.
- B. Quasi-public use (church, etc.).

### **3-306 MAXIMUM BUILDING HEIGHT**

Not to exceed twenty-five feet (25').

### **3-307 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS**

- A. Minimum lot width is 50'.
- B. Front yard is 25' (principal structure); front building line (accessory structure).
- C. Side yard is 5' (principal structure); 5' (accessory structure).
- D. Rear yard is 25' (principal structure); 5' (accessory structure).
- E. Minimum lot area is 6,000 square feet.

### **3-308 AIRPORT INFLUENCE AREA REGULATIONS**

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

### **3-309 SPECIAL AREA AND ACTIVITY REGULATIONS**

This zone district may be affected by special area and activity regulations as set forth in these Regulations.

**3-310            VOIDED/DE-ANNEXED/DISCONNECTED LAND  
REGULATIONS**

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.